

Department of Veterans Affairs
Veterans and Community Oversight and Engagement Board (VCOEB)
Emergency Meeting (Virtual)
September 29, 2021

Committee Members Present:

Anthony Allman
Dr. Joshua Bamberger
Robert Begland
Leticia Colchado
LTG (R) John D. Hopper, Chair
Philip Mangano
Julian Manalo
Jennifer Marshall
Dan Rosenfeld
Kristine Stanley
Dennis Tucker
Hamilton Underwood
Mark Wellisch
Sarah Serrano

Committee Members Absent:

Jim Perley

Department of Veterans Affairs Staff Present:

Tanya Bradsher, Chief of Staff, Department of Veterans Affairs
John Boerstler, Chief, Veterans Experience Office
Robert McKenrick, Deputy Medical Center Director
Eugene Skinner, Designated Federal Officer (DFO)
Dr Steven Braverman, Medical Center Director
Matt McGahran
Jelessa Burney
MaryEllen Hombs
Carrie Pham
Alan Trinh
Andrew Strain
Dr. Betty Moseley Brown
Chris Olson
CJ Cordova
Lori Moore
Marilyn Brower
Regina Griffin
Roberto Marshall
Colleen Schillmaier
Maggie Walsh

Public Present: Please note that the meeting was virtual and open to the public, full attendance could not be taken or confirmed.

September 29, 2021

<p>Call to Order, Attendance, Welcome, Pledge of Allegiance, Opening Remarks LTG (R) John D. Hopper, Chair, Eugene W. Skinner Jr, Designated Federal Officer</p>	<p>DFO Eugene Skinner opened the meeting at 5:02pm.</p> <ul style="list-style-type: none"> • General Hopper called the meeting to order with the Pledge of Allegiance. <ul style="list-style-type: none"> ○ He welcomed member to the 14th VCOEB meeting. ○ Originally scheduled for October 5th but moved to September 29 to allow the VCOEB to make comments and offer recommendations to the Secretary as the Draft Master Plan (DMP) is being updated. ○ Reminded members that VCOEB is chartered as a Federal Advisory Commission. <ul style="list-style-type: none"> ▪ members are speaking as private citizens ▪ comments and recommendations to the Secretary must be approved by the Board at these meetings. ▪ Meetings are formally announced in the Federal Register at least 30 days prior.
<p>Purpose of Emergency Meeting LTG (R) John D. Hopper, Chair</p>	<ul style="list-style-type: none"> • Primary focus of meeting is the process of updating the DMP. <ul style="list-style-type: none"> ○ Board has not seen full Draft Master Plan for 2022-2027. ○ Possibly available for comment on October 8, 2021. ○ Once DMP is available, VCOEB will review and schedule a meeting to make recommendations according to FACA rules. • LTG Hopper thanked the Secretary McDonough for taking initiative on clear deadlines for the DMP. <ul style="list-style-type: none"> ○ VCOEB can review the studies, OIG land use review, Principal Developer's (PD) progress, new legislation, to refine and define MP 2022-2027 ○ Closer to the vision of the campus as a supportive, restorative energizing Veterans' community.
<p>Address the VCOEB Board Members Ms. Tanya Bradsher, Chief of Staff, Department of Veterans Affairs John Boerstler, Chief Veterans Experience Officer</p>	<ul style="list-style-type: none"> • VEO Director John Boerstler welcomed the Committee. <ul style="list-style-type: none"> ○ Secretary McDonough will tour West LA Campus. ○ Meeting with Dr. Braverman and community members. ○ Chief Bradsher, Mr. Boerstler, and Dr. Jennifer McDonald, Senior Advisor for Health to SecVA, will also attend. • Extending the Master Plan public comment phase from 30 to 60 days. <ul style="list-style-type: none"> ○ Based on community feedback. ○ Recommendation from VCOEB. ○ Enables better development of the MP. • Mr. Boerstler encourages collaboration and coordination on the DMP between the VCOEB and community as leaders and experts in the field. <ul style="list-style-type: none"> ○ Objective to complete the latest MP early next year. <p>Mr. Boerstler thanked the Committee and General Hopper and looked forward to meeting them when he is in Los Angeles.</p> <p>Ms. Bradsher joined the meeting and spoke at 5pm.</p> <ul style="list-style-type: none"> • Ms. Bradsher will be touring the GLA VA the Secretary and VEO Director.

	<ul style="list-style-type: none"> ○ Thanked LTG Hopper for feedback on extending the comment period to 60 days. ○ Secretary is looking forward to the tour, brief and meeting at GLA. ● General Hopper thanked Ms. Bradsher for her time and expressed that the board appreciates her comments and actions already taken to update the MP.
<p>Master Plan 2022-2027 timeline and activities, to include:</p> <p>-How the Master Plan 2022-2027 integrates activities, tasks across the complete GLA campus</p> <p>-Update on Master Plan 2022-2027 work to date</p> <p>-Current Zoning Plans and Vision for Redevelopment</p> <p>-Comparison of Master Plan 2022-2027 versus Draft Master Plan</p> <p>-How does the Principal Developer's Community Plan integrate with the Master Plan 2022-2027</p> <p>-Address Master Plan 2022-2027 feedback to date</p>	<p>Dr. Steven E. Braverman, M.D., Medical Center Director/ Mr. Robert McKenrick, Deputy Medical Center Director</p> <p>Dr. Braverman mentioned that in addition the extension of the public comment period, GLA has invited all local VSOs and stakeholder groups for briefings on the Draft Master Plan the week of October 18-22nd.</p> <ul style="list-style-type: none"> ● OIG 3-5-year report, published today. <ul style="list-style-type: none"> ○ Found no fraud or abuse ○ Identified 7 agreements not in accordance with the West LA Leasing Act including two agreements since the 2018 report ○ Of the five new agreements, VA/VHA nonconcurred with four of those <ul style="list-style-type: none"> ▪ OIG legal team has differing opinion as to what the law allows as fraudulent ▪ Was appropriate process utilized to allow activities to occur? ○ One activity reexamined to be in accordance- canceled before the OIG Draft Report ○ Found three easements not included in a Capital Assets Inventory. The position was that it was not required but will include in Capital Asset Inventory- recordkeeping concern. ○ Link is included in the chat box. ● Condolences to the family and advocates of the Veteran killed in San Vicente Blvd encampment. <ul style="list-style-type: none"> ○ VA continues to work with Veterans and Veteran advocates and find appropriate housing for them. ○ Many Veteran advocates supporting the efforts. ○ Continue to hear from Veterans that some advocates are encouraging them not to explore alternative housing and remain at encampment as a protest. ● Call for COVID 19 vaccinations: <ul style="list-style-type: none"> ○ COVID patients peaked 4 weeks ago ○ Only one or two were vaccinated <ul style="list-style-type: none"> ▪ Admitted for other illness ▪ Incidentally COVID positive ○ Low single-digit number hospitalized ○ More than half outpatients vaccinated ○ At least 72% of Veteran population vaccinated ○ Vaccination effective in preventing serious illness ○ Now offering Pfizer boosters to 65 and older <ul style="list-style-type: none"> ▪ Following CDC guidelines ▪ Received vaccine more than 6 months prior ▪ 50-64 yr olds- comorbid conditions ○ available to Veteran, families, and caregivers <p>Dr. Braverman concluded asked Mr. McKenrick to brief the committee on the Draft Master Plan.</p> <p>Mr. McKenrick gave background on the Master Plan for 2022</p>

	<ul style="list-style-type: none"> ○ Current zoning plans and vision for redevelopment ○ Answering questions from the VCOEB ● Q1: Where does it note in the Draft Master Plan that the revision cycle is 3-5 years? <ul style="list-style-type: none"> ○ Draft Master Plan on Page VI.4 states that “this capacity can absorb future demand based on needs as local and regional demand analyses are updated through the 3-to-5 year (VA and GLA decision). ● Anthony Allman noted the reference to 3-5 years several times in the Master Plan. <ul style="list-style-type: none"> ○ Response showed 3-5 year revision timeline in one section. ○ In the past Mr. Allman was incorrect in stating the revision timeline is not mentioned at all. ○ Master plan is clear about 3-5 years or at which point the campus reached 1200 units. ○ Revised plan needs clarity on the revision timeline. ○ Reiterated the DMP does not say several times it’s a 3-5 year revision cycle. ● Mr. McKendrick responded he would consider the input and review comments, not prepared to address but will discuss internally. ● Q2: Has there been any additional guidance from Office of the VA Secretary that modified the stated revision cycle set forth in the Draft Master Plan since its adoption in 2016? <ul style="list-style-type: none"> ○ Answer: No, the guidance has been to update the Draft Master Plan every 3-5 years. ● Q3: Will a 60–90-day extension to the Master Plan 2022-2027 public comment period prevent the Principal Developer from securing additional financing? <ul style="list-style-type: none"> ○ No, a 60-to-90-day period will not prevent the Principal Developer (PD) from securing additional financing. ○ Some financing is done for current construction and some is in process. ○ May affect in future but nothing imminent. ● Q4: Will a 60-90-day extension to the Master Plan 2022-2027 public comment period delay current construction activity on campus? <ul style="list-style-type: none"> ○ No direct impact on current construction. ○ 60 days from October 8 publish to Federal Register public comments on Master Plan. ● Q5: What efforts has West LA leadership made, as part of revising the master plan, to evaluate its ability to employ the leasing powers under the 2016 West LA Leasing Act to facilitate commercial leasing in a town center area, including specifically restaurants (nutrition), bike stores and other sports shops (recreation), and other activities (socialization)? Identify all such efforts and records which reflect any such consideration. <ul style="list-style-type: none"> ○ It is a concept being considered; housing is priority. ○ GLA has issued solicitations and entered two (2) service leases pursuant to its authority under the West Los Angeles Leasing Act of 2016. <ul style="list-style-type: none"> ▪ Safety Park Corp- parking lot operations. ▪ Wasdworth Chapel Restoration and health and wellness services ○ Looking for comments on these concepts for DMP. ○ EUL provisions are limited to housing and Principal Developer not permitted to add services aside from counseling. ○ Working through concepts to utilize revocable license agreements. ● Josh Bamberger asked if VA staff (nursing, medical) could provide services in the supportive housing sites (social workers, mental health, etc.).
--	---

	<ul style="list-style-type: none"> ○ VA is giving up housing for EUL programs. ○ VA does not have an immediate need for the building. ○ Cannot give the building up and later decide to reoccupy. ○ Can provide the services nearby VA maintained buildings. ○ The goal of the “town center” area being discussed to keep all activity and services in the area. ○ Working with OIG on opportunities to change development and services. ● Mr. Bamberger said he understood but that is not the point of supportive, integrative housing- restricting the ability to bring innovative support to Veterans. ● Mr. Allman inquired as to why the Brentwood School is not included on the list since it is a service lease. <ul style="list-style-type: none"> ○ Mr. McKendrick said they were looking at the service leases specifically in the area but no particular reason why they are not listed. ○ Theoretically, it should be listed as a recreational service lease. ● Q6: Has the West LA leadership and Principal Developer discussed at all the concept that the Principal Developer should be responsible for a particular project area on the campus? Understanding that the contractual relationship between West LA and the Principal Developer is governed by enhanced use lease of specified buildings, has West LA leadership decided that beyond buildings, certain areas of the campus should fall under the primary jurisdiction of the Principal Developer? And, if so, what areas and under what legal or contractual authority? <ul style="list-style-type: none"> ○ EUL Authority and West LA Leasing Act can develop EUL building- <ul style="list-style-type: none"> ▪ Includes the parcel of land (building and immediate surroundings) ▪ Roadways, connecting areas and other open space around building is not included in lease- difficult to develop the entire community. ○ VA maintains all the property for each parcel of land. <ul style="list-style-type: none"> ▪ Responsible for land upgrades and engaging others in EUL services ▪ Socialization activities, medical services. ▪ cannot cross line between EUL and VA ▪ Work closely with EUL to help develop other community outlets like canteen services, coffee shop, groceries, etc. ● Timeline, Tasks and Engagement: <ul style="list-style-type: none"> ○ 60-day public comment period October 8th - December 18th ○ Aug. 19 Townhalls kickoff. <ul style="list-style-type: none"> ▪ VSOs, VCOEB, elected officials, and general public ▪ Pending decisions, rationale for decisions made. ○ Briefed VA Chief of Staff and Integrated Project Team (IPT) Governance Board via Executive Brief (8/31) ○ VSO Town Hall (9/30) ○ Q&A with stakeholders (9/30) <ul style="list-style-type: none"> ▪ What services do you want? What will Veterans need? ▪ What should be added to campus? ○ Engagement with Veterans on campus- questionnaire ○ Oct. 18-28: briefing on draft- Q&A forum. <ul style="list-style-type: none"> ▪ Invited approximately 20 organizations. ▪ Engagement opportunity. ● Mr. Bamberger commended the efforts to get feedback from the community. He asked how they will know what the Veterans need when examining the homeless Veteran community in LA? What data determines the need? Employment, women, senior
--	--

	<p>services, etc? The data should be an integral part of the decisions for the Draft Master Plan.</p> <ul style="list-style-type: none"> ○ Draft MP Housing and Service Needs (Section 2) has data from the 2016 DMP <ul style="list-style-type: none"> ▪ 10-15 yrs old ○ Ongoing engagement with CTRS <ul style="list-style-type: none"> ▪ Employment, outreach, liaison groups ○ Quarterly policy meeting with city and stakeholders ○ DMP 2022 will include what we know now about needed services, needs and current procedures. ○ Population is aging—include services that will benefit them. <ul style="list-style-type: none"> ● Mr. Allman added that the Draft Master Plan directed VA to update the target every 3 years. In January 2019 during the VCOEB meeting, there were 1239 units. What is the latest projection for permanent supportive housing needs on campus? <ul style="list-style-type: none"> ○ Mr. McKenrick does not have that information available but can get it for the board. ● Available Resources and additional analysis for DMP on website: <ul style="list-style-type: none"> ○ Integration of the Programmatic Environmental Impact Statement (PEIS) ○ West LA Veterans Collect Draft Community Plan, ○ Draft Campus Historic Resource Plan, ○ PD Draft Community Plan. ○ South Campus Plan ○ Metro station information ○ utility studies- needed enhancements. ○ South Campus Medical Center reinvestment. ● Questionnaire results and feedback as of 9/22: <ul style="list-style-type: none"> ○ Job training, VA processes ○ Q & A from previous Town Halls. <ul style="list-style-type: none"> ▪ 9/22- 25 questions ▪ 9/9- 10 questions ● West LA Draft Master Plan and the Community Plan Resources <ul style="list-style-type: none"> ○ Website ○ MP concept paper- background information ○ Draft Community Plan ○ Town Hall materials- slide deck, graphics, etc. ● How to Leave Feedback: <ul style="list-style-type: none"> ○ Website- bottom of page ○ Questionnaire- <ul style="list-style-type: none"> ▪ free text space, attach documents ● Review feedback every 2 days. ● Q7: Has there been an effort to figure out how to get naming rights for contributors to the site for corporate sponsorship? Other than saying it isn't possible, has anyone looked at this in detail to try to find a way? Don't you think it's a good source to both cover the shortfall and help bring the project on board sooner? <ul style="list-style-type: none"> ○ Assuming source of revenue- naming buildings ○ Strict guidance from OGC. <ul style="list-style-type: none"> ▪ Law 38 U.S.C. 531, do not have flexibility- a facility structure or real property of the department and a major portion (wing or floor) may be named only for the geographic area in which it is located. ▪ Consulting OGC on what is possible- donors, etc.
--	---

	<ul style="list-style-type: none"> • Mr. Allman understands that specific law is specific to VA facilities. What would happen if VA property was leased out? For example, UCLA has a lease on 3 or 4 facilities on campus they are using the naming rights to fund improving the baseball facilities. If UCLA can use leased naming rights, why can't Veterans use naming rights funds to execute the aspects of the Draft Master Plan? <ul style="list-style-type: none"> ○ Mr. McKenrick said Mr. Allman asked the same question last month and it has been referred to the OGC. They are waiting for OGC response. ○ Mr. Allman added that if the town center cannot be constructed due to lack of funding streams, but other lease holders are using naming rights on the campus. Veterans should have that capability as well. • Q8: How many EULs have been fully executed on campus and for which building?" <ul style="list-style-type: none"> ○ Four: Buildings 209, 205, 208, and 207. ○ 205, 208, and 207 are current construction. • Q9: How many EULs are pending and for which buildings? If pending, have they been submitted to Congress for authorization? <ul style="list-style-type: none"> ○ Multiple Phases- 0, 1, 2, 3 ○ Currently "Phase 1": <ul style="list-style-type: none"> ▪ still in negotiation with OAEM and PD <ul style="list-style-type: none"> • which should come first- funding, etc. ▪ EULs in the process of execution: <ul style="list-style-type: none"> • MacArthur Field, Parking Lot 38, Parking Lot 48, Building 156, Building 157, and Building 300. ○ Working on funding for next year- <ul style="list-style-type: none"> ▪ targeting \$50 million, already obtained \$19 million. ▪ 15 different projects. • Mr. Bamberger asked if the services being offered in each of the buildings is determined when the EUL is written. Is there an opportunity for community input to influence some of the things that would go into these EULs? It is surprising given the board is tasked with providing oversight but is not involved in the EUL development. <ul style="list-style-type: none"> ○ Services are not determined when EULs are signed. ○ When an EUL is developed for supportive housing, everyone in the housing needs assistance with housing due to the nature of the program. ○ Counseling and social work is tied to housing- must be provided. ○ No other service needs to be negotiated for an EUL. • Mr. Bamberger said rapid rehousing, short-term housing -time limited rent support strategy- motivation to join workforce and leave the housing. If the only option on campus is HUD-VASH which is indefinite it will limit the capacity for Veterans to become self-sufficient. <ul style="list-style-type: none"> ○ Low barrier (CTRS, A Bridge Home, Domiciliary) and graduated supportive housing available ○ This focus is permanent supportive housing and EUL process. • Q10: The Master Plan 2022-2027 Informational Document states, "At the State level, a CEQA notice of determination (NOD) was filed in June 2021 by Los Angeles County." Does this CEQA NOD apply to the entire campus? Or just specific projects? GLA (Request OAEM review) <ul style="list-style-type: none"> ○ In May 2021, the Los Angeles County Development Authority (LACDA) approved funding for supportive housing in Buildings 156 & 157 (renovation) and Building 402 (new construction). In the funding approval letter, LACDA provided their general certification and adoption of the entire Programmatic EIS for the VA
--	---

	<p>Greater LA Campus Draft Master Plan as a CEQA Environmental Impact Report (EIR) for these actions. VA anticipates the County's CEQA clearance can be used for future funding action by other state or local agencies on the WLA Campus, and the PEIS will be similarly adopted as the CEQA EIR.</p> <ul style="list-style-type: none"> ○ Expect to continue to accept that as ensuring environmental compliance ● Q11: The Master Plan 2022-2027 has been rebranded "Master Plan 2022" on the Draft Master Plan website. What is the significance of the modification (if any)? <ul style="list-style-type: none"> ○ Plan would be executed in 2022- do not want to indicate that it will stay in place until 2027- may be revised earlier. ○ Name change reflects the guidance that the Master Plan is meant to be updated on a 3–5-year schedule. ● Q12: Slide 12 of the Town Hall on 9/9 states that land south of the Columbarium/UCLA Baseball Stadium "may require significant mitigation measures and clean up." Could you please provide reference to source documents that describe the necessity for and/or extent of these possible mitigation measures? <ul style="list-style-type: none"> ○ In general, WLA Campus is more industrial: <ul style="list-style-type: none"> ▪ oil field, maintenance area, power, steam, water, gas, telecom, etc. ▪ has been no study on what may be underground ○ may require contamination cleanup. ○ Concepts for better utilization and reclaim that land for other uses. ● Mr. Allman asked if the PEIS studied that area? <ul style="list-style-type: none"> ○ Mr. McKenrick cannot confirm that the entire area was studied by PEIS and will review. ○ Mr. Allman said last town hall discussed a site analysis that indicated an area south of the Columbarium (Zone 5)- <ul style="list-style-type: none"> ▪ potential Veterans Vocational Training Center ▪ may require significant mitigation measures and clean up. ▪ If the revised plan relocates the Veteran job training center- what does the significant environmental impact look like? ▪ Documentation must exist that advises mitigation and clean up. ○ Mr. McKenrick said the area has a lot of industrial activities-has not been an area of focus, primarily focused on housing and other zones. ● LTG Hopper asked Mr. McKenrick to please verify if the PEIS surveyed the area. ● Q13: Is Avantus Federal a consultant or subcontractor to VAGLAHS, OAEM, CFM, Concourse Federal Group or West LA Veteran Collective? If so, which entity (or entities) and for what purpose? <ul style="list-style-type: none"> ○ No. Not aware of them being associated with any of the above. ○ Confirmed GLA SFMP, Concourse Federal Group, OAEM, Craddock Group, and CFM are not familiar with this firm. ● Q14: Is the timeline for present construction independent from finalization of the revised Master Plan? If not independent, please explain dependencies. <ul style="list-style-type: none"> ○ Principal Developer does not expect the 60-90 extension to slow down construction activities. ○ Buildings that are already under construction will continue. ● Mr. Allman thinks people that assume that the Master Plan revision and EULs are tied together. Is there a dependency between the two? For example, an EUL could not move forward if there was not a revised Master Plan? <ul style="list-style-type: none"> ○ Mr. McKenrick stated the EULs, parcels have been assessed and are moving forward.
--	--

	<ul style="list-style-type: none"> ○ Processing how to get each parcel in an EUL agreement. ○ Working on turning over next set of parcels. ● Mr. Allman stated the question is not specific to a 60-90 day extension but is construction for approval of EULS independent of a MP revision? If this revision process was not happening, could VA move forward with EUL on its own? <ul style="list-style-type: none"> ○ Mr. McKenrick indicated that GLA is on a path independent of Master Plan revision. ○ If the MP revision adjusts any current plans, GLA will readjust ○ Buildings 205, 207, and 209 are committed- in construction. ○ Financing has been awarded for others. ○ Building 156 and 157 completed CEQA process ○ Beyond that, adjustments can occur- may incur additional costs. ● Mr. Allman stated that the MP is a visionary or guiding document, understanding there are realities to construction and financing that may change things. <ul style="list-style-type: none"> ○ The committee has heard the argument that an extension to the Master Plan might prevent construction or financing moving forward. ○ Helpful to explain to public how MP, EULS and financing are related <ul style="list-style-type: none"> ▪ EULS not dependent on MP ▪ MP is separate document <ul style="list-style-type: none"> ● Instruct ideal campus ● Has flexibility ● Mr. McKendrick stated there can be unforeseen issues: <ul style="list-style-type: none"> ○ Foundation, utilities, etc. ○ Must have funding to maintain, relocate or upgrade utilities ○ Can create a plan but cannot control timing or availability of resources. <p>DFO Skinner addressed all attendees reminding them that the briefings and time allotted for questions are for board members. The committee cannot take questions from the public attendees.</p>
<p>Master Plan Subcommittee recommendation brief discussion and vote</p> <p>Master Plan Subcommittee Chair (Mr. Anthony Allman)</p>	<p>LTG Hopper recognized Mr. Allman to lead the discussion on the Master Plan Subcommittee recommendations.</p> <p>Mr. Allman explained that this recommendation sets a course that VA can accept that would recreate the conditions that made the Draft MP successful. The credibility of the original DMP was founded in extensive community outreach and community input of over one-thousand comments. VA has had meetings and focus groups to guide the preliminary draft. Once the draft becomes public VA needs intense public outreach effort to demonstrate what the plan is to the Veteran community. This recommendation addresses the need for outreach and explains the history of how this recommendation developed.</p> <p>Mr. Allman read the recommendation for the record.</p> <p>WHEREAS, one of VCOEB's core functions is to provide the Secretary of Veterans Affairs with advice and recommendations on the creation and implementation of any successor Master Plans at VA West Los Angeles;¹</p> <p>WHEREAS, on October 22, 2015, VA posted a <i>preliminary</i> Draft Master Plan document to Regulations.gov for a 45-day public comment period;²</p> <p>WHEREAS, on January 28, 2016, after 100 meetings and over 1,000 public comments, the Draft Master Plan was adopted by VA Secretary Bob McDonald;</p>

WHEREAS, the Draft Master Plan Executive Summary as well as Section II and Section VI call for three-year revisions of the plan on six separate occasions;³

WHEREAS, Section VI, Section A, Methodology, Additional Capacity (740), of the Draft Master Plan states: “This capacity can absorb future demand based on need as local and regional demand analyses are updated through the 3- to 5-year reviews of the Draft Master Plan.”³ In the context of the relevant section, and the broader Draft Master Plan, VCOEB interprets this as modifying the Master Plan three-year revision cycle once after delivery of housing on campus reaches 1,200 units, potentially reducing the need for more frequent masterplan revisions;

WHEREAS, the Draft Master Plan is nearing six years since its adoption without any subsequent revision;

WHEREAS, on September 29, 2016, President Obama signed the West Los Angeles Leasing Act of 2016 (P.L. 114-226). In addition to housing, the Leasing Act expressly empowers VA to lease real property on campus for up to 50 years for the purpose of nutrition, recreation, vocational training, socialization, and other activities for the principal benefit of veterans.⁴ Such leasing powers may be used to facilitate development of a Town Center and Veterans Vocational Enterprise and Cultural Center projects that serve both resident and non-resident veterans throughout the Greater Los Angeles area independent of VA’s Enhanced Use Lease authority set forth in Section 2(b)(1) of the West Los Angeles Leasing Act of 2016 (P.L. 114-226);

WHEREAS, on January 14, 2019, VAGLAHS provided VCOEB a Homeless Veteran Gap Analysis and CERS Updates presentation which indicated that the gap in resources for chronically homeless veterans eligible for VA-Healthcare and in need of Permanent Supportive Housing (PSH) was 1,239 units.⁵ The need for 1,239 PSH units was confirmed again in a subsequent September 27, 2019 CERS report on a data-driven approach to reduce veteran homelessness.⁶

WHEREAS, on January 21, 2021, VCOEB received a briefing from VAGLAHS on the status of the Reintegration District, including the Veterans Vocational Enterprise and Cultural Center, in which VAGLAHS stated: “Currently, VA does not have the appropriate authority to add services outside of housing to the campus”.⁷ VCOEB understands this to be inaccurate. VA has already executed leases with lessees such as Brentwood School, Safety Park Corporation, and Wadsworth Chapel Heritage Partners pursuant to Section 2(b)(2) of the West Los Angeles Leasing Act of 2016 (P.L. 114-226);

WHEREAS, VCOEB also understands VA’s lease agreement with The Regents of the University of California, including first and second amendments, were executed pursuant to Section 2(b)(3) of the West Los Angeles Leasing Act of 2016 (P.L. 114-226)⁸;

WHEREAS, on May 4, 2021, VAGLAHS informed VCOEB that the “timeline for the Master Plan update is not yet known”,⁹

WHEREAS, on June 21, 2021, Secretary Denis McDonough provided remarks to the National Coalition for Homeless Veterans Annual Conference stating:

“We’re going to drive progress on a successor Master Plan. I’ll sign it before year’s end. We’ll take to heart what Veterans, their families, the community, and our Federal Advisory Committee on West LA recommend.”;¹⁰

WHEREAS, on June 23, 2021, President Biden signed the West Los Angeles VA Campus Improvement Act of 2021 (P.L. 117-18), which extended VA’s authority to engage in Enhanced Use Leases on campus for a period of up to 99 years.¹¹ As a result, Enhanced Use Leasing activity that will take place between now and the next Master Plan revision may be even more instructive to future land-use possibilities and should be subject to intensive review and consideration;

WHEREAS, on August 19, 2021, VAGLAHS conducted a Master Plan 2022-2027 Kickoff Town Hall. At that time, VAGLAHS leadership indicated that a preliminary draft would be distributed across the public domain for comment middle to late September;¹²

WHEREAS, on September 9, 2021, VAGLAHS conducted a second Master Plan townhall, this time informing the public that a preliminary draft of the Master Plan 2022-2027 “is tentatively scheduled for the first two weeks of October 2021” for a 30-day public comment period;¹³

WHEREAS, on September 30, 2021, VAGLAHS will host a third Master Plan town hall at which point a preliminary draft of the Master Plan 2022-2027 will still be unavailable to the public for review and comment;¹²

WHEREAS, VAGLAHS will conduct a fourth and final town hall “tentatively scheduled for October 2021” which will presumably permit veterans and stakeholders with **one opportunity** to meet in a public forum post-publication of the preliminary Master Plan 2022- 2027 document;¹²

WHEREAS, VAGLAHS currently intends to submit a Final Draft of the Master Plan 2022-2027 to VA Central Office on December 2, 2021;¹²

WHEREAS, after town hall meetings on August 19th and September 9th, VCOEB is concerned that some key areas were not addressed or represent significant deviations from the prior 2016 Draft Master Plan. These items include, but are not limited to:

- A rigorous analysis of PSH targets on campus based on current need and supply projections throughout the City and County of Los Angeles
- Determination of appropriate housing supply on campus that addresses the necessity for higher levels of care beyond what is typically provided to veterans in PSH
- A comprehensive overview of VA’s leasing powers on campus pursuant to P.L. 114-226 and P.L. 117-18
- Clinical staffing and policies required to support veteran residents on campus
- Law enforcement staffing and policies required to safely support the campus community
- VA Office of Inspector General’s 2018 audit (and subsequent audit if available)
- Removal of an independent Zone 4: Town Center project
- Removal of an independent Veterans Vocational Enterprise and Cultural

	<p>Center project located within Zone 5 of the Draft Master Plan; and</p> <p>WHEREAS, VCOEB has asked both VAGLAHS and the West LA Veterans Collective (Principal Developer) if a 60–90-day extension to the timeline for the Master Plan revision process would negatively impact housing construction or financing applications. VCOEB has received no indication that such an extension would pose a serious risk to construction, financing, or housing homeless veterans on campus.</p> <p>Now, therefore let it be:</p> <p>14-01A RECOMMENDED, that the Secretary of Veterans Affairs <u>not</u> sign a successor Master Plan by year’s end because doing so would not afford adequate opportunity for veteran input and public comment prior to understanding VA’s strategic vision for the 388-acre campus;</p> <p>14-01B RECOMMENDED, that the Secretary of Veterans Affairs direct VAGLAHS leadership to develop a preliminary draft of the successor Master Plan and post it to Regulations.gov on December 1, 2021, permitting the month of December to review its contents;</p> <p>14-01C RECOMMENDED, that the Secretary of Veterans Affairs mandate that VAGLAHS leadership execute a comprehensive communications plan to inform veterans, their families, and the community about the contents of a successor Master Plan and begin soliciting their feedback in January 2022;¹⁴</p> <p>14-01D RECOMMENDED, that the Secretary of Veterans Affairs formalize Memorandums of Agreement (MOA) with veteran and community-based organizations to enhance outreach and conduct joint virtual town hall events. The purpose of these events will be to educate the public about the successor Master Plan and differences between the Draft Master Plan and the new plan, and to provide an opportunity to ask questions and solicit feedback into the public comment record. At a minimum, this outreach should include “The Big Six” Veteran Service Organizations but should also include smaller groups advocating for the needs of homeless, female, ethnic minority, and/or LGBTQIA+ veterans. VCOEB encourages VA to begin this planning process immediately and include MOAs in the successor Master Plan to provide a historical record of collaboration with veteran groups, community partners and stakeholders;</p> <p>14-01E RECOMMENDED, that the Secretary of Veterans Affairs perform a site visit to VA West Los Angeles for the purpose of signing a successor Master Plan; and</p> <p>14-01F RECOMMENDED, that the Secretary of Veterans Affairs adopt a successor Master Plan for VA West Los Angeles by March 31, 2022.</p> <p>IN WITNESS WHEREOF, the Veterans and Community Oversight and Engagement Board adopts this recommendation as September 29, 2021.</p> <p>LTG Hopper suggested calling for discussion after obtaining a motion to approve.</p> <ul style="list-style-type: none"> • Mr. Begland motion to approve the recommendation. • Kristine Stanley offered a second to the motion.
--	--

	<ul style="list-style-type: none"> • Mr. Begland suggested that it is easy to conceive of the MP choice being easy because of the prior draft. He encourages the committee that this next revision involves key choices on use of campus and how the uses overlap or reinforce each other. The work is not done. That draft is five years old and the committee and public still have important choices to make. • Dr. Bamberger suggested that slowing the process of something that is moving slowly is uncomfortable for many. But the committee must put aside the discomfort for a quality plan. The SecVA created momentum with his speech makes it difficult to want to slow down. But much is not determined yet. How the housing needs are being met yet. If the 3000 HUDVASH vouchers were used would the units be needed? It is unknown how the community plan to reduce homelessness is going. It is not possible to provide adequate oversight for a DMP without that information. • Mr. Allman added that no one wants unnecessary delays, but community engagement is necessary. GLA communication is getting better, but it is not at the level needed. If GLA partners with VSOs and others and leveraged their networks for outreach and public input. The process needs to be recreated to get the best product to SecVA. When SecVA signs MP 2022 the VSOs and community partners will be able to say they were consulted and had the opportunity to participate and provide comments and feedback. This is not a criticism of Secretary McDonough. He has made Veteran's homelessness and VA West LA a priority. • Mr. Underwood commented that there has been an integrity deficit and lack of trust with VA. VA needs to overcommunicate. A slight delay to give everyone an opportunity to participate will not delay the plan or process long term. The first two drafts of the original MP had 15 comments. VSOs got involved in outreach to Veterans and received hundreds of comments. A slight delay to give people the opportunity to comment will get buy-in from stakeholders. • Dr. Bamberger pointed out that they have not had a response from SecVA on the recommendations made over a year ago. The committee is not likely to recommend that will have an impact on policy very quickly. The committee wants the recommendation to influence policy as soon as possible, the timing is urgent. • LTG Hopper added that parts of the previous recommendations have been acted upon and that this will get the timely attention needed. • Mr. Allman added that there are two exhibits from the recommendation provided to give the public additional understanding. He would like to display them prior to the vote. The first contained excerpts from the DMP and links to view the details of the 3-5 year revision timeline. Critical to understand the argument that this is a working draft that will evolve with revisions over time. This is why the public engagement must be thorough. • The other exhibit is a template of the communications plan. It includes suggestions for an appropriate engagement strategy. Every organization listed may not be available to participate. Allows VA time between now and end of year to negotiate partnerships with VSOs with target dates for discussion with public.
--	--

	<ul style="list-style-type: none"> • LTG Hopper asked if there was any more discussion on the recommendation. He asked the DFO how to proceed with voting. • DFO Skinner requested they vote by committee member name. <ul style="list-style-type: none"> ○ LTG Hopper: Aye ○ Mr. Allman: Aye ○ Dr. Bamberger: Aye ○ Ms. Stanley: Aye ○ Ms. Marshall: Aye (via email) ○ Mr. Begland: Aye ○ Mr. Mangano: ○ Dr. Wellisch: Aye ○ Mr. Underwood: Aye ○ Mr. Rosenfeld: Aye (via email) • DFO Skinner noted that there is quorum with majority of voting members and three non-voting members also in attendance. For the record, he will follow up with the voting members who did not vote. • LTG Hopper announced the recommendation passes. The team will prepare and forward it to the SecVA.
Public Comments Session Mr. Chi Szeto (Alternate DFO)	<p>DFO Skinner reminded the commenters that he will call their names, take them off mute and they will have five-minutes to speak. He mentioned that Mr. Howard Hernandez submitted a written public comment that will be added as part of the record.</p> <p>LTG Hopper added that the VCOEB received a letter from DAV that will be part of record published in the minutes for interested parties to read.</p> <p>Ms. Janet Turner:</p> <p>I usually put my name in as a placeholder in case Congressman Lieu has any comments. We have none at this time, except to express our deep appreciation to all of you for all of your hard work. That's all from me.</p> <p>Ms. Stacey Travers:</p> <p>Thank you to the board members for allowing me to speak.</p> <p>My first comment is I do take some umbrage at the assertion that some of the Veterans that are outside Veterans Row have been told by advocates to not take any opportunity to rehouse themselves. Yes, the assertion that they don't want to be housed and are there purposefully. I do believe that the objection is more that if they feel that that area is their home. Then, if that's their home, then I see the objection to being shipped somewhere else that they might not want to be. That does not mean that they want to be housed or that they're there for any other reason. But I could see where they would have just to be moved or sit somewhere that they were unfamiliar to don't want to be.</p> <p>The second is, I'd like to push back on that large number of seniors that's been allocated for the housing for the permanent housing, as an aging population. I think there are a lot of Iraqi and Afghanistan, soldiers that are in their 50s that are going to need housing the younger generations as well, who are going to need some kind of facility and support. And</p>

so, we need to think, there's an Indian saying that you always should think seven generations ahead. How is this going to impact the next seven, I think it's Iroquois who say the next seven generations? I feel that a lot of what's being thought about is sort of more of the immediacy. I would like I would like the Board to consider further down the road, how this is going to impact and even the studies that were done in 2015 and 2019 and here we are in 2021 with a complete withdrawal. How is that going to impact and how are those services going to be facilitated best for Veterans? When we're talking about enhanced use leases, when we're talking about services, are we talking about specifying legally or in paper somewhere that accommodates for things like functioning efficiently of the CTRs? Same-day immediate shelter on property for Veterans that operate 24 hours? That can stay on the property. If they arrive after hours, can they complete admission in one day? I think if we leave it to vagaries there's a lot of room for mismanagement or misinterpretation or allowing people to fall through the cracks. If we're going to be recommending something, consider that fallout.

The second, the last thing and thank you very much again for your time, everyone. Is what is in place? A lot of this master plan sounds very utopian and it sounds beautiful and lovely. But what is going to happen if there's any kind of pushback from the community on, any "undesirable types" that need to use those facilities? At what point do we as the VA push back and say, 'this is VA, man? This was given to us for the management of Veterans.' And, not have this pollyannish, are we picking and choosing model Veterans that need housing? Are we only going to let the pretty one in? And the nice ones in that can engage with the community in a way that the community approves of? Are the "undesirables" going to be shipped off somewhere where they're not seen or handled?

I sit through a lot of these board meetings and I'm very grateful to be allowed to be in attendance. But a lot of this is the logistics and it doesn't really address socioeconomic optics. I hesitate to use the word "optics" - the dynamics of how this is going to go. Especially with these enhanced use leases that is giving these people (corporate entities, developer) a sense of entitlement. If we want them off that land, for example, how are we going to get them off that land if there's "squatters rights"? I appreciate the fact that we want to engage with all the entities that are stakeholders. At what point do we advocate for the Veterans if it turns out that there might be some unpleasantness or something that is not ideal for the outside external community?

Anyway, I am sure I have gone through my time. I want to thank everybody thanks for listening and hope that some of these things are thought about down the road. Again, seven generations. There will always be a military. We will always have Veterans. We can't see this as a very short term, only 1200 people, and they are all old, and they're going to die, and we are just going to rent it out to low-income housing. I just want to be careful of the pitfalls and make sure that if we are Veteran-centric we stay Veteran-centric.

Thank you for your time.

Rob Reynolds:

First, I'd like to say is rather telling how in the last year still, Congressman Ted Lieu fails to come to one of these meetings or do anything to address the situation when he's the one writing all the legislation that is negatively affecting everyone.

Additionally, if everyone continues to believe that homeless Veterans outside the VA is a protest encampment, you are in for a big surprise. Because the reason why that encampment has not been removed by all the sheriff's being out there and county and everyone being involved is because there's constantly new Veterans showing up. The hours

of admission to get into the programs are too short. We have Veterans showing up in the evening and we're having to place on the sidewalk. I mean, how hard would it be to have a twenty-four hour shelter on the property these guys can come to and show up any time of day and night?

And the fact is you have the Domiciliary, New Directions, A Bridge Home and CTRS all located by the Eisenhower gate. Yet to get into any of those programs, you have to go nearly a mile to building 402. When someone's in a wheelchair or walker, and they have all their luggage that's not really feasible. It doesn't even make sense. We've been asking for some type of transportation to get Veterans from the Eisenhower gate to building 402, that is not come through yet. We have asked for very simple things like signs explaining to people how to get around the campus. That has not been done yet.

When is this going to be treated like the emergent situation it is? I've sat through two murder investigations. Two. Fourteen and a half hours the first time 13 hours a second time. I've dealt with other Veterans dying. This is a serious situation. And I think that, all the stuff you guys talked about planning on the property that's great, but we have some emergent situations that need to be addressed.

Having some type of shelter on the property like there used to be like the Exodus Lodge, like the Haven, which were all removed. Like the emergency shelter beds in 257 which was removed. That would give Veterans a chance to actually have somewhere to show up and would also give them a chance to pick out the programs that they have something to fall back on. Because every time someone is removed from one of the programs in the VA, the first place they go is San Vicente Boulevard.

When a homeless Veteran goes to the hospital emergency room after hours at 7pm at night to get treatment, when they are released there's nowhere for the hospital to send them on the property. They come to Veterans Row out on the sidewalk. If you had something on the property that operated like a shelter, 24 hours a day, just to give someone a bed and a place to stay if they are a Veteran it would alleviate the majority of these problems. And I will tell you that until that happens, and until this stuff gets resolved, if there is a need for Veterans that need shelter or need somewhere to stay, I'm going to continue helping to provide that and working with those Veterans.

So this is something that we need to get fixed. This has been going on way too long, way too long. There's been too many deaths. There's been too much crap. It just needs to be fixed and it's really not that difficult. Everyone just needs to come together and get these situations addressed. And communication is a serious issue. There is a lack of communication between building 402, the Welcome Center. I see it all the time. We'll send a Veteran one place they are told one thing. We send them somewhere else they're told another thing.

There needs to be more tracking of these Veterans over-watching them from their case managers. When they're being removed from a program, they need to stay on top of them and make sure that they are actually getting some housing placement or something. Or that they are keeping track of them so that they don't end up back out in the street. Because I'm telling you every time something goes on in any of the programs and they're removed first place they come is Veterans Row. We need something on the property that can be a fixture for these guys to come to that's not the sidewalk. The street is no place for anybody to be. We all want them on the other side of the fence.

The fact is, it appears to myself and everyone else, that the focus is always safeguarding is controversial leases on the property. I won't even call them illegal. Even this new Inspector General report I read in it that there there's still leases that are not compliant with the West

Los Angeles Leasing Act. There's still a lot of nonsense going on. Just in January we had UCLA trying to get a new baseball stadium in an area that was deemed as open green space in the last Master Plan. It just seems that there's not a lot of transparency, and a lot of things are not spoken about. That really needs to change.

We also need to get back into in-person meetings. I'm pretty sure the majority of people are vaccinated now. It's just going to make for much better engagement. There needs to be much more engagement with the homeless Veterans themselves. Actually, talking to them and seeing what roadblocks and barriers that they're running into. Because I hear them all the time. I constantly feel like I'm beating my head against the wall trying to tell all you guys this. So, it's time for everyone to start meeting with them and getting accurate Veteran input.

That's all I have. Thank you!

Will Wright:

Yes, thank you so much. My name is Will Wright. I work here for the Los Angeles Chapter of the American Institute of Architects. I want to thank you all for your leadership and commitment. Although I'm not a Veteran, I am the grandson of a Veteran, Lt. Col. Robert Earl Wright. Firsthand I got to see how the Veterans Administration served as a tremendous resource to him in his life and his family. So I want to personally thank you for all that.

With regards to this campus, I really do want to offer the resources of the LA Chapter of the American Institute of Architects as a professional outreach that you can leverage to gain insight and input as you start to work with this updated master plan. We're here for that.

I do think that we really want to look at a way to make this master plan reflect a complete community where there's job training, workforce development opportunities for Veterans to find a home and find a place to be, that welcomes all.

And with regards to that I also want to make sure that there's an opportunity to reflect on the campus. The expenditures that are going in currently to the natural gas infrastructure do not make sense to me. We're looking at housing opportunities here. How do we optimize our investment in housing opportunities for Veterans? Adding millions of dollars to the burden by installing a natural gas installation, not only does a disservice to those Veterans but it also is going in the complete wrong direction with regards to our decarbonization goals. So I highly encourage you, through whatever process possible, to update the master plan so that you're looking at 100% all electric campus.

So with that said, I just want to say thank you so much for your leadership and your time. I welcome your input, to how to connect, so that we can help leverage more professional outreach with regards to the American Institute of Architects and how we can serve this master plan in a way that brings more of the community together.

Thank you for your time.

Scott Mulvaney:

Thank you very much. Thank you to the board for allowing me to speak. I'm Scott Mulvaney. I'm a Marine Corps Veteran, and the Head of Operations at the Heroes Golf Course.

We serve thousands of Veterans a year providing recreation. We also serve groups that involve mindfulness, meditation and golf cardiac groups that come here. We basically are a

hub for both Veterans on campus, from the Dom and New Directions who come here and also Veterans who are living off campus.

I just wanted to basically say, thank you, and to urge the board to think long term. Being able to see opportunities for the Veterans community that comes here for increased exercise in all ways. I mean, we have Veterans here who are beneficiaries of the gerofit programs, a lot of different programs. I think as we expand the community on campus what we'll see is we have a need for those Veterans on campus to be able to engage in recreational activities and physical therapy activities that involve a fairly wide range of abilities.

Basically some of our older Vets who have limited mobility are able to come up here and do very light exercise on the course. Others are able to do much more on the course. But it would be nice if we had a fully concerted effort towards bringing together all these different resources that we have.

I know that a lot of Veterans who come here speak regularly. This is kind of a communications hub for Veterans, talking about what they would like to see. And I think a great many of them are also applying for the housing that's coming up as well. But they would like to get more use out of the campus. It goes along with what we are trying to do with "Healthy body, healthy mind."

As a Veteran who has experienced PTSD and has found this place to be a little bit of a paradise. I think if we expand that we can have a healthier community especially our older community that really requires more of an opportunity to be invited to be healthier and given direction towards what they can do for themselves. In order to improve their medical and medical condition.

I just wanted to put that out there, and if anybody wants any further information, we're up here at the Heroes Golf Course and you can speak to me anytime if you have any questions.

Thank you very much. I appreciate everything you do.

Public Comments Received via email:

September 14, 2021

To: Lieutenant General (Retired) John D. Hopper Jr.

Chair, Veteran and Community Oversight and Engagement Board

Subject:

From: Disabled American Veterans, Department of California

Lieutenant General Hopper,

The Disabled American Veterans (DAV), Department of California has been an active participant in the process of bringing the development of the West Los Angeles VA campus Draft Master Plan (DMP) to fruition. Beginning in early 2015 DAV initiated a discussion with then former VA Secretary Robert McDonald regarding the "Principles for a Partnership and Framework for Settlement By and Between the U.S. Department of Veterans Affairs and Representatives of the Plaintiffs – Valentini v. McDonald."

Although the VSOs were not a party to the lawsuit, they none-the-less believed they should be afforded recognition with a seat at the table due in part to the large number of Veterans from all eras they represent in the State and most importantly the VAGLAHS Service Area. The Secretary agreed and requested a VSO Coalition be established with VSO Departments of California leadership led by the DAV and American Legion State Commanders respectfully

	<p>for the sole purpose of working in an Advisory capacity directly with his Special Assistant, VAGLAHS Leadership and the Contractor HOK.</p> <p>Throughout the DMP development process, DAV along with its VSO partners worked diligently with the VA team, UCLA Chancellors Office, Local Elected Officials, and key Members of the House Veterans Affairs Committee to ensure passage of key legislation such as the “West Los Angeles Leasing Act of 2016” Public Law 114-226 and all subsequent impactful legislation that followed, like early 2021’s “West Los Angeles Improvement Act of 2021,” Public Law 117-18.</p> <p>It has been DAV’s understanding the DMP update which is the focus of this meeting’s agenda pertaining to the Principal Developers (PD) Community Plan and outreach plan update. To be clear, updates by nature shouldn’t be construed in general as a redesign, nor should it be in this case with the DMP, but more accurately as a validation of the planning that has taken place over the past 5+ years and continues to remain consistent with the “West Los Angeles Leasing Act of 2016” and all legislative amendments put forth during this period</p> <p>In addition to the Community Plan developed by the PD, a plan inspired by the DMP and as we’re all aware construction has already started, funds have been raised, more than \$95 Million to date, and as previously mentioned important legislation has passed. Additionally, \$20 Million in State funding has been secured and the PDs have 3 additional sources that are potentially poised to start next year, pending competitive funding award.</p> <p>Should there be any doubt regarding the PDs outreach these past two and a half years, albeit the coronavirus pandemic (COVID-19) impact, the PD’s efforts at outreach have maintained a level of communication with every group and constituency concerned with the progress of the DMP, again despite the many setbacks due to the pandemic restrictions, there are examples of PD’s contacts included here, but not limited to:</p> <ul style="list-style-type: none"> • Veteran Peer Access Network (VPAN) • Community Veterans Engagement Board (LAR-CVEB) • L.A. Veterans Collaborative • Mayor’s Veterans Advisory Council • County Quarterly Veterans Homelessness Policy Meeting • VA Town Halls • WLA VA Services Council (VGLAHS Community Partner Collective) <p>During the most recent (Sep. 9th) VA Town Hall, Johnson Fain provided a presentation on their vision for the campus. They had a few different ideas regarding the layout of the campus, and their concept did vary from the PD’s in some areas, but overall, the main concepts of the PD Community Plan remained consistent, unchanged, and adhering to the original concepts laid out in the DMP of 2015.</p> <p>To provide some additional context as to why the DAV is in support of the PD Community Plan, and why it should be moved for approval, DAV would like to draw your attention to the President’s FY 2022 Budget and the importance given to the revitalization of the West LA VA campus. It is very clear in VA Secretary McDonough’s News Release statement dated May 28, 2021 regarding the historic monetary investments in VA’s most successful and vital programs, by outlining what VA’s discretionary request would focus on:</p> <ul style="list-style-type: none"> • Work to eliminate Veteran homelessness and prevent Veteran suicide
--	---

- Help our Veterans build civilian lives of opportunity with the education and jobs worthy of their skills and talents
- Ensure VA welcomes all Veterans, and diversity, equity and inclusion are woven into the fabric of the department, and
- Keep faith with our families and caregivers

Also germane to DAV's support for the PD's Community Plan is contained in Volume IV of the FY 2022 Congressional Budget Submission, specifically Chapter 7.1 "Enhanced-Use Leasing and the Annual Consideration Report, Parts I/II. It is evidently clear in Part I of the importance VA places on the success of the West LA VA campus' revitalization and healthcare services improvement that has been provide through the utilization of the EUL process improvements made possible by VA's own declaration attributing the West LA VA Campus DMP and the associated legislation as contributing factors in establishing it as the 21st Century model for all VAMCs and National Veteran Homeless Housing Programs and Services. This Chapter explains exactly how VA's EUL Program benefited from the Legislative Authority to Expand VA's current EUL Authority beyond Supportive Housing as well as, Benefits to Veterans, Benefits to VA, Benefits to Developers and Local Community, Transparency, and its Strategic Vision for 2021. In Part II of the EUL Consideration Report, it goes on to cover the Program Overview and the Active Project Portfolio's 3 major EUL categories according to the type of benefits provided:

- Direct Service to Veterans
- Improved VA Operations, and
- Community Benefits

It's DAV's belief that it is incumbent upon us all to realize the DMP is actually a working document that will be revisited regularly to ensure it is meeting the needs of the Veteran Community and that any delays to that objective at this point will serve no constructive purpose that can be foreseen, but what it can quite possibly do is affect the stability of the PD's potential funding sources, thus hampering real progress on the DMP..

To illustrate this, and in all fairness to The Honorable Judge Othello who presided over the lawsuit, the DAV would like to leave you with his final comments to the Plaintiffs in the Valentini v. McDonald suit, this is not a verbatim quote, but the gist of its intent is quite clear and meaningful, "Any further delays by any means only serves to harm the very Veterans you claim you want to help."

And with that being said, the DAV Department of California stands firm in its decision to formally support the Principal Developer's Community Plan, and that it go forward and moved for approval as presented to you, the Veteran and Community Oversight Engagement Board, this day September 14, 2021.

Respectfully Yours,

Michael Kerr, State Commander Daniel Contreras, PSC, Adjutant-CEO
DAV Department of California DAV 2nd National Vice Commander

From: Howard Hernandez <howard.hernandez@att.net>

Reply-To: Howard Hernandez <howard.hernandez@att.net>

Date: Wednesday, September 29, 2021 at 1:01 PM

To: "Davis, Lynda" <Lynda.Davis@va.gov>, "Lt Gen John D. Hopper Jr. USAF (Ret)"

<john.hopper@afas-hq.org>, "Skinner, Eugene W." <Eugene.Skinner@va.gov>
Cc: "Szeto, Chihung" <Chihung.Szeto@va.gov>, "Mooring, Christina B"
<Christina.Mooring@va.gov>
Subject: CVOEB meeting 92921

The American GI Forum

In 2014 Jake Alarid, Commander of the El Camino Real Whittier Chapter of the American GI Forum, Hector Elizalde, Veteran's liaison to Congresswoman Grace Napolitano and member of the El Camino Real Whittier of the AGIF, and Howard Hernandez, Commander of the City of Commerce Chapter of the AGIF drafted a resolution in support of returning the 388 acres for the primary use to provide Housing and support services for Veterans and their families pursuant to Valenti v. Shinseki v. et al.

The Resolution was presented at the National AGIF Conference and adopted as the official position of the AGIF. This resolution was adopted prior to the 2015 settlement agreement in Valenti, et al v. Shinseki, et al.

On February 7, 2021 Hector Elizalde succumbed to complications of the COVID-19 pandemic. On or about May 3, 2021 Jake Alarid also succumbed due to complications of pneumonia.

Members of the NHDVS Coalition presented the same resolution in July 2021 at the National American GI Forum while failing to adhere to present the resolution provisions at the American GI Forum of California Conference. The National AGIF Executive Board is in the process of reviewing the reintroduction of the resolution for strict adherence to the Constitution of CA- AGIF CA State and National AGIF Constitutions.

At present the CA AGIF does not support or condone matters not legitimately presented by members of the NHDVS Coalition before the CVOEB. See Attached.

Ethics rules for Advisory Committee members who are special Government employees

The Community Veterans Engagement Board is engaged in activities that constitute the general activities as a Federal advisory committee.

Representative Carolyn Maloney, D-N.Y, who is the chairwoman of the House Oversight Committee, argued Monday that the situation calls for bolstering the Federal Advisory Committee Act to close loopholes in the law. She introduced a bill this year that would apply the law to more groups, including subcommittees and committees established by contractors.

"The need for Congress to pass the Federal Advisory Committee Transparency Act, which would ensure the American people know who is providing advice to federal policymakers and would require agencies to disclose whether individuals on advisory committees have conflicts of interest," Maloney.

With the addition of Teresa (Tess) Banko joining U.S.VETS as the newly created Project Director position for the West LA VA project and Steven Peck, the President of U.S. Vets on the CVEB. The ten (10) voting members on the CVEB consists of two (2) members of U.S.VETS as well as the balance of eight (8) members on the CVEB.

In an effort to avoid the appearance of a conflict of Interest, it is my position that the membership of the CVEB must adhere to the same ethical standard required of the membership of the CVOEB.

-----Forwarded Message-----

From: Steve Peck

Sent: May 11, 2021 11:00 AM

To: Brian D'Andrea , Tyler Monroe , Oscar Alvarado , Paige O'Donnell , Blake Coddington ,

Lori Allgood , Kent Trimble , "McKenrick, Robert W.,VBALAX (ROBERT.MCKENRICK@va.gov)" , "Braverman, Steven E." , Jonathan Sherin , Nate Graeser , Jim Zenner , Larry Vasquez , "Larry Van Kuran (vankuran@ix.netcom.com)" , "Moore, Lori S." , Janet Rice , Devin Rhinerson , Marcie Polier Swartz
Cc: Teresa Banko
Subject: Tess Banko

I am pleased to announce that Teresa (Tess) Banko has joined U.S.VETS as the newly created Project Director position for our West LA VA project. U.S.VETS is a member of the competitively selected Principal Developer Team along with Century Housing Corporation and Thomas Safran and Associates. Together, the Principal Developer Team will develop over 1,200 units of permanent supportive housing to include programming and services in West Los Angeles. Tess will take the lead role in representing U.S.VETS in this project.

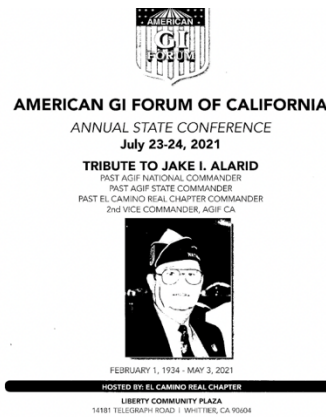
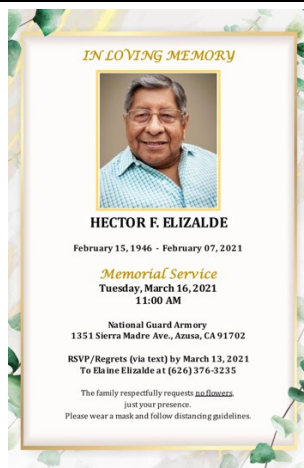
Tess is a Marine Corps veteran who most recently served as the director of the UCLA/VA Veteran Family Wellness Center (VFWC). In that role, since 2017, she implemented and lead the program to serve over 26,000 veterans and their family members in partnership with the VA Greater Los Angeles Healthcare Systems community partners. Tess holds a Masters in Social Work and a Masters in Public Administration both from San Diego State University.

In 2019, Tess was appointed as a Veterans Advisory Commissioner by LA County Supervisor Kuehl. In this role she works with commissioners from within the 5 supervisorial districts in Los Angeles County in advocacy and support of the approximately 385,000 Veterans and their families within LA County. She is very active in many veteran organizations in the Los Angeles community.

The West LA VA project is a monumental undertaking. We are confident in the skills Tess brings to lead the team in doing our part as an organization to provide excellent veteran service delivery, nurturing a great relationship with our partners, the VA, community,...and the veterans themselves.

Stephen Peck, MSW
USMC '68-'71
President/CEO U.S.VETS
800 W. 6th Street, Ste. 1505
Los Angeles, CA 90017
sjpeck@usvetsinc.org
O 213-542-2600
C 310-864-5258
www.usvets.org

Mr. Hernandez also had two attachments in his email:



Comments in WEBEX Chat box:

From Rob Reynolds to all panelists:

“OIG determined that the agreements did not comply with the West Los Angeles Leasing Act for various reasons. Generally, the agreements were not veteran focused or did not comply with other provisions of the act such as limits on VA’s leasing authority under the act. The prior noncompliant agreements allowed drilling to extract nonfederally owned oil from neighboring land and allowed a lease with a private school for continued use and improvement of student athletic facilities that did not principally benefit veterans and their families. The new noncompliant agreements provided an easement for the maintenance and operation of on- and off-ramps for a nearby highway, improperly used an easement as the instrument to provide temporary housing for veterans, allowed the public to use VA parking lots located on the northwest corner of the campus --- Marcie Polier Swartz (Village For Vets) parking lots that she utilizes for her business in Brentwood”

Wrap up &
Adjourn
LTG (R) John D.
Hopper, Chair

LTG Hopper thanked everyone for their participation. He offered Mr. Boerstler and Dr. Braverman an opportunity to make closing comments.

Mr. Boerstler thanked the committee for working so hard. He believes they will accomplish a lot of the objectives and recommendations

Dr. Braverman thanked everyone for their efforts and comments. He reiterated his opening comments to ensure understanding. He is not suggesting that individual Veterans are making decisions to stay in the San Vicente encampment out of protests. He was suggesting there are a few “advocates” trying to present that as an option. HE thanked those who are assisting Veterans who choose to go there for a variety of reasons and in some cases because they feel VA is not providing support and assistance they require. VA will continue to work toward providing that.

LTG Hopper thanked the public for joining and providing public comments. The comments are appreciated and will be taken seriously. Addressing the board itself, he mentioned the benefit of virtual meetings because they can respond with more agility than achieved by getting everyone to WLA campus. He appreciates the work of the Master Plan Subcommittee and the key questions from the Services Subcommittee.

DFO Skinner had no additional comments. He thanked everyone for their participation in a great meeting.

LTG Hopper asked board members for closing thoughts.

Mr. Allman thanked the Master Plan and Services subcommittee for their time.

LTG Hopper adjourned the meeting.

Question from Will Wright: Can we make sure that the masterplan establishes pathway towards a 100% electric solution for all energy systems?

Do we need gas installation? Can we not make sure that we're moving forward with a 100% electric campus? To clarify my question: is it too late to add criteria to the master plan that calls for a 100% all-electric campus, so that millions of \$\$\$ are not spent on natural gas infrastructure? If it is too late - what is the process to modify that criteria moving forward?

Larry Van Kuran - Spokesman for American Legion, both California & Nat'l levels. I registered & signed up to speak early this AM.

Approved

Eugene W. Skinner JR, DFO

A handwritten signature in blue ink that reads "John D. Hopper Jr." in a cursive script.

Approved

Lt. Gen. (R) John D. Hopper, Chair